

City of Canandaigua Zoning Ordinance

HOME OCCUPATIONS

§ 850-12. Definitions and word usage

HOME OCCUPATION:

A business or profession which is customarily carried on in a dwelling unit (or in a building or other structure accessory to a dwelling unit) by a family member residing in the dwelling unit. Home occupations shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes, and shall conform to the regulations and requirements of § 850-78 of this chapter. Receipt of mail and the making and receiving of telephone calls and other routine office work done exclusively by the dwelling unit resident are not prohibited and do not constitute a home occupation. If, however, the business involves storage of materials, goods, equipment or supplies other than ordinary office supplies or generates any traffic or deliveries other than mail, it is a home occupation.

§ 850-78. Home Occupation.

If the Planning Commission finds that the proposed use is compatible with adjacent properties, will not adversely affect property values and is consistent with the objectives of the City Comprehensive Plan and if the Planning Commission finds that the proposed use will not create traffic problems in the area of the proposed use, it may permit home occupations as defined by this chapter in any residential district provided that the following conditions and standards are met and maintained:

- A. A home occupation shall be carried on by a family member living within the dwelling and shall include not more than one nonresident person working in the dwelling.
- B. No home occupation shall require exterior alterations to the primary structure. There shall be no exterior display, no exterior sign except a name plate as permitted by § 850-58 of this chapter, no exterior storage of materials, stock or equipment, and no other exterior indication of the home occupation or variation from residential character of the principal building.
- C. Under no circumstances shall the home occupation exceed 20% of the total gross floor area of the primary structure.
- D. No equipment, device or object shall be used which will cause line disturbance in the electric service so as to interfere with normal reception of radio and television broadcast signals within the neighborhood. No offensive noise, odor, vibration, smoke, dust, heat or glare shall be produced.
- E. Off-street parking shall be provided. The Planning Commission may determine on a case-by-case basis what the parking requirement shall be, provided that such requirement shall not exceed the requirements of Schedule II, EN and may require landscaping, buffering, and other such considerations, provided that such requirements shall not exceed the requirements of Article VIII, Special Regulations, of this chapter.
- F. No more than 20 customers or clients or persons doing business with the home occupation per day shall frequent the home occupation.